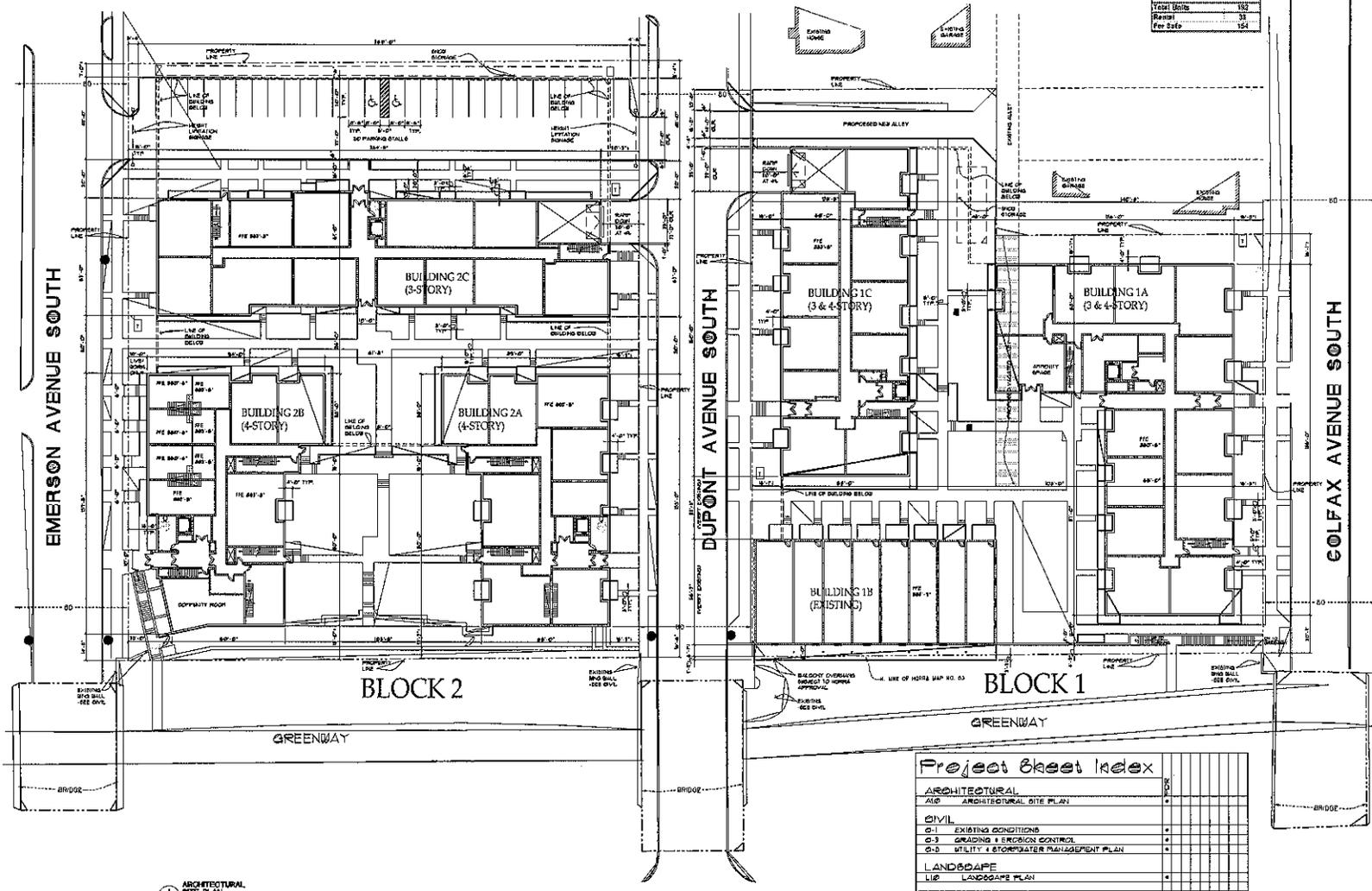


# BENNETT LUMBER SITE 1 & 2

Block	Units
Block 1	110
Block 2 (P.S.)	45
Block 2	80
Subtotal	235
<b>Total</b>	<b>235</b>

Block	Units
Block 1	Units
Building 1A	46
Building 1B	8
Building 1C	37
<b>Total Block 1</b>	<b>91</b>
Block 2	Units
Building 2A	32
Building 2B	31
Building 2C	35
<b>Total Block 2</b>	<b>101</b>
<b>Total Units</b>	<b>192</b>
Rentals	38
For Sale	154



**BENNETT LUMBER**  
SITE 1 & 2  
MINNEAPOLIS, MN

**sherman ASSOCIATES**  
233 Park Avenue S., Suite 201  
Minneapolis, Minnesota 55415  
Phone: 612.332.3000  
Fax: 612.332.8119



design: sullivan crum archibald inc  
206 Washington Avenue South  
Minneapolis Minnesota 55415  
Tel: 612.339.1508  
Fax: 612.339.1362  
www.scaarch.com

landscape architecture:  
400 North 1st Ave, Suite 528  
Minneapolis, MN 55401  
Phone: 612-455-2980  
Fax: 612-455-2294  
www.closetlandarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

DATE: \_\_\_\_\_  
TYPE OF INSTRUMENT: \_\_\_\_\_  
CROSS REF: \_\_\_\_\_

PDR  
ISSUE  
JUNE 1, 2006

ORIGINAL ISSUE:  
REVISIONS:

285513  
PROJECT NUMBER  
DATE: 06/01/06  
BY: [Signature]  
ARCHITECTURAL  
SITE PLAN

A1.0

### Project Sheet Index

NO.	DESCRIPTION	DATE
1.0	ARCHITECTURAL	
A1.0	ARCHITECTURAL SITE PLAN	
<b>CIVIL</b>		
C-1	EXISTING CONDITIONS	
C-3	GRADING & EROSION CONTROL	
C-5	UTILITY & FLOODWATER MANAGEMENT PLAN	
<b>LANDSCAPE</b>		
L1.0	LANDSCAPE PLAN	

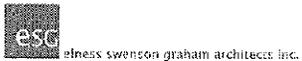
ARCHITECTURAL  
SITE PLAN

**EXHIBIT 1**



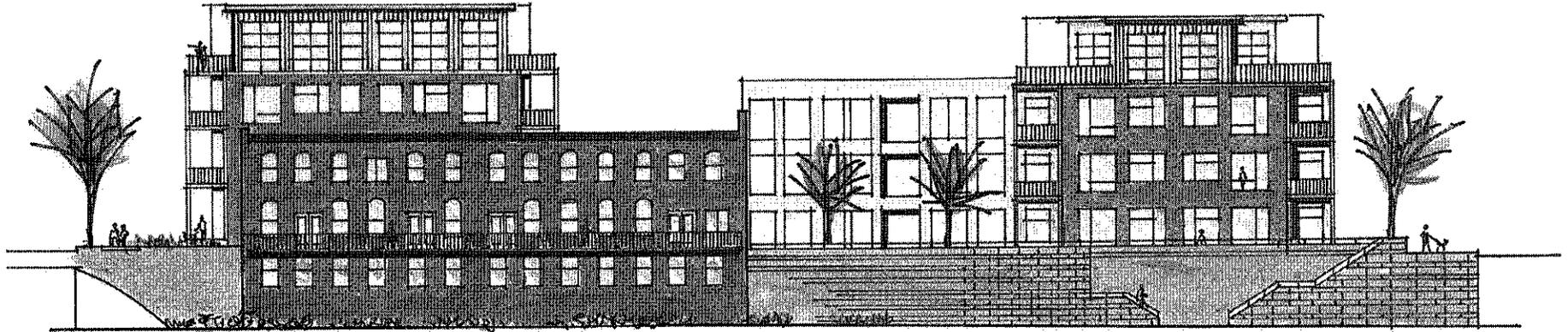
View from Greenway Between Dupont & Emerson

12 June 2006

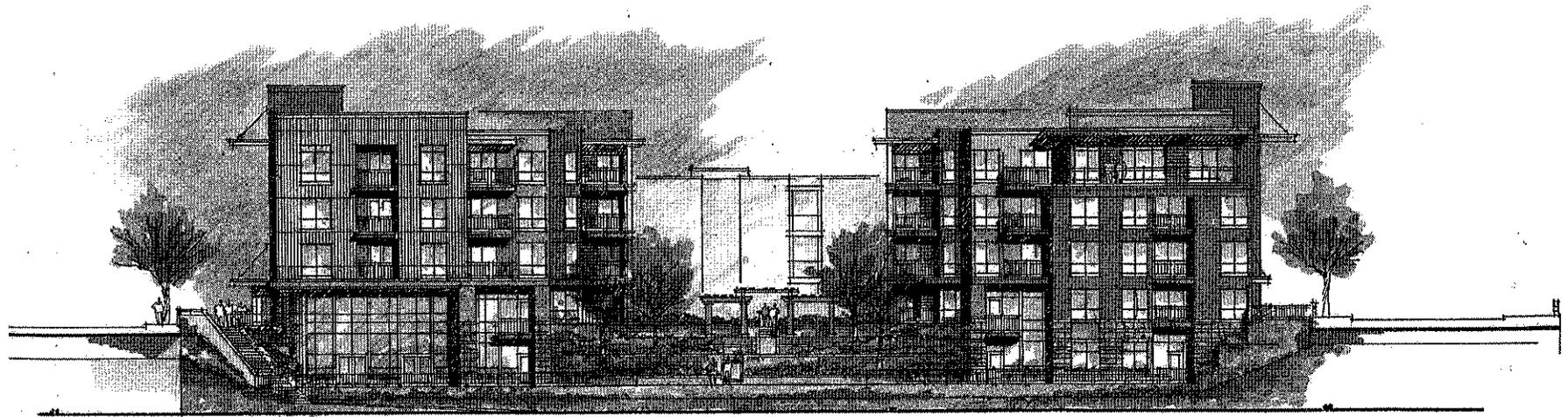


BENNETT LUMBER SITE  
Minneapolis, Minnesota

Rendering



Elevation Between Colfax & Dupont



Elevation Between Dupont & Emerson

12 June 2006



View from Colfax



View from Dupont

12 June 2006



North Elevation of For-Sale Buildings



North Elevation of Rental Building

12 June 2006

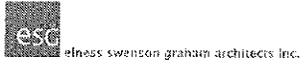


View from Courtyard



View from Emerson

12 June 2006



BENNETT LUMBER SITE  
Minneapolis, Minnesota

Elevations

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**

**Project Status**

Proposed: 6/13/2006

Approved:

Closed:

Complete:

Project Name: Urban Village (Phase II - Rental)

Main Address: 2828 Dupont Ave S

Project Aliases: Bennett Lumber Site

Additional Addresses: 2820 Dupont Ave S, 2828-36 Colfax Ave S, 2821-25 Dupont Ave S

Ward: 10 Neighborhood: Lowry Hill East

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	0
1BR	8	8	0	8	0	0	0
2BR	20	20	0	20	0	0	0
3BR	10	10	0	10	0	0	0
4+BR	0	0	0	0	0	0	0
TOT	38	38	0	38	0	0	0

Shelter Units:  + Conversion Units:

Section 8:

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

## GENERAL INFORMATION

Construction of 38 affordable rental units in one building on the west block (between Dupont and Emerson) of the two-block Bennett Lumber Site. The overall project also includes 152 units of ownership housing.

**Partnership:**

**Developer:**

George Sherman  
 Sherman Associates, Inc.  
 233 Park Ave Suite 201  
 Minneapolis, MN 55415-  
 Phone: (612) 332-3000 ext x-125  
 Fax: (612) 332-8119

**Owner:**

George Sherman  
 Sherman Associates, Inc.  
 233 Park Ave Suite 201  
 Minneapolis, MN 55415-  
 Phone: (612) 332-3000 ext- x-125  
 Fax: (612) 332-8119

**Contact Information:**

**Consultant:**

**Contractor:**

**Architect:**

Ellness, Swenson, Graham Architects Inc.  
 500 Washington Ave  
 Minneapolis, MN 55415-  
 Phone: (612) 339-5508 ext-  
 Fax: (612) 339-5382

**Property Manager:**

**Support Services:**

**CPED Coordinator:**

Jerry LePage  
 CPED  
 105 5th Ave S Suite 200  
 Minneapolis, MN 55401  
 Phone: (612) 673-5240 ext-  
 Fax: (612) 673-5248  
 jerry.lepage@ci.minneapolis.mn.us

**CPED Legal:**

Gary Winter  
 Phone: (612) 673-5132 ext-  
 Fax: (612) 673-5112  
 CPED Support Coordinator

**CPED Rehab:**

**MPLS Affirmative Action**

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**

Project Status	
Proposed:	6/13/2006
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Project Name:	Urban Village (Phase II - Rental)
Main Address:	2828 Dupont Ave S
Project Aliases:	Bennett Lumber Site
Additional Addresses:	2820 Dupont Ave S, 2828-36 Colfax Ave S, 2821-25 Dupont Ave S
Ward:	10
Neighborhood:	Lowry Hill East

Impactation	
<input type="radio"/> Non-Impacted	
<input checked="" type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
	1BR	8		1BR	0	8	0	0	0
	2BR	20		2BR	0	20	0	0	0
	3BR	10		3BR	0	10	0	0	0
	4+BR	0		4+BR	0	0	0	0	0
	TOT	38		TOT	0	38	0	0	0
Shelter Units:				+ Conversion Units:					
Section 8:									

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: _____	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

**USES AND PERMANENT SOURCES**

<b>Project Uses:</b>		<b>Project Permanent Sources:</b>				
Land:	\$1,200,000.00	<b>Source / Program</b>	<b>Amount</b>	<b>%</b>	<b>Term</b>	<b>Committed</b>
Construction:	\$5,320,000.00	CPED	\$250,000.00			
Construction Contingency:	\$0.00	AHTF				
Construction Interest:	\$0.00	Hennepin County	\$400,000.00			
Relocation:	\$0.00	AHIF				
Developer Fee:	\$1,050,000.00	MHFA	\$250,000.00			
Legal Fees:	\$133,000.00	Met Council	\$220,000.00			
Architect Fees:	\$178,000.00	LCDA				
Other Costs:	\$944,000.00	Syndication Proceeds	\$3,005,000.00			
Reserves:	\$0.00	City of Minneapolis	\$1,115,000.00			
Non-Housing:	\$0.00	HRB				
TDC:	\$8,825,000.00	City of Minneapolis	\$3,585,000.00			
TDC/Unit:	\$232,237.00	TIF (Revenue Bonds)				
		<b>TDC:</b>	<b>\$8,825,000.00</b>			
<b>Financing Notes:</b>						
The proposed financing mechanism for the TIF assistance is the issuance by the City of taxable TIF revenue bonds with a tax exempt take-out when the project is constructed and fully assessed.						

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**

**Project Status**

Proposed: 6/13/2006

Approved:

Closed:

Complete:

Project Name: Urban Village (Phase II - Ownership)

Main Address: 2828 Dupont Ave S

Project Aliases: Bennett Lumber Site

Additional Addresses: 2820 Dupont Ave S, 2828-36 Colfax Ave S, 2821-25 Dupont Ave S

Ward: 10 Neighborhood: Lowry Hill East

**Impaction**

Non-Impacted

Impacted

**Occupancy**

Rental

Ownership

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
	1BR	107		1BR	0	0	0	0	107
	2BR	36		2BR	0	0	0	0	36
	3BR	9		3BR	0	0	0	0	9
	4+BR	0		4+BR	0	0	0	0	0
	TOT	152		TOT	0	0	0	0	152

Shelter Units:  + Conversion Units:

Section 8:

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

## GENERAL INFORMATION

Development of a total of 152 ownership housing units on the two blocks comprising the Bennett Lumber Site. There will be 89 ownership units on the east block (between Colfax and Dupont) including 9 of the units in the historic Dennison Building, and 63 ownership units on the west block (between Dupont and Emerson). The estimated average sales price of the units is \$320,000. The overall project also includes 38 units of affordable rental housing.

**Partnership:**

**Developer:**

George Sherman  
 Sherman Associates, Inc.  
 233 Park Ave Suite 201  
 Minneapolis, MN 55415-  
 Phone: (612) 332-3000 ext x-125  
 Fax: (612) 332-8119

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**CPED Support Coordinator**

**CPED Rehab:**

**MPLS Affirmative Action**

**Project Status**  
Proposed: 6/13/2006  
Approved:   
Closed:   
Complete:

Project Name: Urban Village (Phase II - Ownership)  
Main Address: 2828 Dupont Ave S  
Project Aliases: Bennett Lumber Site  
Additional Addresses: 2820 Dupont Ave S, 2828-36 Colfax Ave S, 2821-25 Dupont Ave S  
Ward: 10 Neighborhood: Lowry Hill East

**Impaction**  
 Non-Impacted  
 Impacted

**Occupancy**  
 Rental  
 Ownership

**Housing Production and Affordability**

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY				MKT
			<30%	<50%	<60%	<80%	
0BR	0	0	0	0	0	0	0
1BR	107	107	0	0	0	0	107
2BR	36	36	0	0	0	0	36
3BR	9	9	0	0	0	0	9
4+BR	0	0	0	0	0	0	0
TOT	152	152	0	0	0	0	152

Shelter Units:  + Conversion Units:   
Section 8:

**Project Activity**  
 New Construction  
 Rehabilitation  
 Stabilization  
 Preservation  
Year Built:

**Development**  
 Apartment/Condo  
 Townhome  
 Coop  
 Shelter  
 Transitional  
 Scattered Site/Other

**Household**  
 General  
 Family w/Children  
 Senior  
 Single  
 Special Needs  
 Homeless

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$3,645,000.00
Construction:	\$31,955,000.00
Construction Contingency:	\$0.00
Construction Interest:	\$2,371,381.00
Relocation:	\$1,500,000.00
Developer Fee:	\$5,250,000.00
Legal Fees:	\$350,000.00
Architect Fees:	\$1,320,000.00
Other Costs:	\$6,483,619.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$52,875,000.00
TDC/Unit:	\$347,826.00

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
City of Minneapolis TIF (Revenue Bonds)	\$3,800,000.00			
Hennepin County Clean-up Grant	\$200,000.00			
Sales Proceeds	\$48,875,000.00			
TDC:	\$52,875,000.00			

**Financing Notes:**  
The proposed financing mechanism for the TIF assistance is the issuance by the City of taxable TIF revenue bonds with a tax exempt take-out when the project is constructed and fully assessed.